

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
December 4, 2008
Gig Harbor Civic Center**

PRESENT: Commissioners: Harris Atkins, Joyce Ninen, Jeane Derebey, Jill Guernsey and Dick Allen. Commissioner Jim Pasin was absent. Staff Present: Tom Dolan and Jennifer Kester. Guests present: John Chadwell from Harbor Hill, Carl Halsan from Halsan Frey and Sterling Griffin from SEG Entitlements.

CALL TO ORDER: Acting Chair Harris Atkins called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES:

Postponed approval of minutes for October 16th as the minutes were not yet ready for review.

MOTION: Move to approve the minutes of November 6, 2008 with corrections. Ninen / Allen – Motion passed.

Commission requested that a copy of the audio recording of the meeting be transmitted to them prior to the next regular meeting.

BYLAW REVISIONS

The Planning Commission reviewed the proposed amendments to their bylaws related to the change in meeting times.

Future Actions:

- Members to review amendments and be prepared to propose any other amendments at 12/18/08 meeting.
- Members to adopted revised bylaws at 1/7/09 meeting.

**CITY OF GIG HARBOR, 3510 GRANDVIEW STREET, GIG HARBOR WA 98335 –
ZONE 08-0007 – ED and PCD-BP Uses and Intent Statements**

Ms. Kester and Mr. Dolan summarized the history of the proposed amendment. Mr. Dolan relayed concerns expressed by the Chamber of Commerce regarding the potential increase in commercial uses in the ED and PCD-BP zones and the possible removal of all ED zoning. With the allowance for more commercial uses in industrial zones, the Chamber is concerned that property owners will develop their land with these new uses instead of with industrial uses; therefore, making it difficult for an industrial or research development facility to site on the peninsula. Currently, the City and its UGA contain the only industrially-zoned land on the peninsula.

As a major property owner of ED land on the Westside of the SR16, Sterling Griffin presented his proposal for allowed uses in the ED zone and those were incorporated into the comparison matrix. Mr. Griffin and his agent, Carl Halsan, excused themselves after the presentation.

The Planning Commission acknowledged that some land zoned ED was not appropriately zoned and a rezone to a mixed use district (e.g. MUD or RB-2) would be warranted, such as the ED zoned land near Purdy.

The Planning Commission decided to review the PCD-BP allowed uses first as John Chadwell from Harbor Hill was still present. The Commission conducted a line-by-line review of the uses on the matrix as they related to the PCD-BP district, making further recommendations. Mr. Chadwell participated in the discussion and answered questions from the Commissioners. The Commission decided to postpone its review of the ED allowed uses until the next meeting.

Future Actions:

- Staff to modify the proposed intent statement for the PCD-BP zone to reflect the use changes proposed at the 12/4 meeting.
- Staff to recommend ED properties to be rezoned to mixed use districts. Staff suggests that this action occur after the Commission makes their final recommendation on allowed uses.

UPCOMING MEETINGS

The Commission decided to hold a special meeting at 5pm on January 7, 2009 in lieu of the meeting on January 1, 2009.

ADJOURNMENT

MOTION: Move to adjourn at 7:29pm - Guernsey / Ninen – Motion carried.